

**TOWNSHIP OF MANSFIELD COMMITTEE MEETING
OFFICIAL MINUTES
FEBRUARY 26, 2025**

This is a regular meeting of the Township of Mansfield Committee. This meeting is being held in compliance with the "OPEN PUBLIC MEETINGS ACT," because adequate notice of this meeting has been provided by notifying the Express Times NJ Zone and The Daily Record, and by posting notice of such meeting in the Municipal Building and by filing of said notice with the Township Clerk of the Township of Mansfield. Formal action may be taken at this meeting.

The Regular Meeting was called to order at 7:30 pm by Mayor Watters who read the "Sunshine Statement" indicating the meeting was being held in accordance with the Open Public Meetings Act.

ROLL CALL

Present: Mr. Hayes, Mr. Mc Guinness, Mrs. Mora Dillon, Mayor Watters

Absent: Mr. Farino

Also, present were Township Attorney Baldwin, Township Clerk Wendy Barras, Chief J. Michael MacDonough, Asst. CFO JoAnn Fascenelli and Deputy Clerk Illena Raffaele.

SALUTE TO THE FLAG: Mayor Watters led the flag salute.

APPROVAL OF MINUTES

February 12, 2025 – EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to approve the Executive Session meeting minutes from February 12, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Watters

Nay: XXXXXX

Absent: Farino

Abstain: XXXXXX

February 12, 2025 – REGULAR SESSION

Mr. Mc Guinness, seconded by Mr. Hayes made a motion to approve the Regular Session meeting minutes from February 12, 2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Watters

Nay: XXXXXX

Absent: Farino

Abstain: XXXXXX

CLERK'S REPORT – Township Clerk Barras reported:

- Attended Complete Streets Meeting on February 20th via virtual meeting. Asbury Anderson Rd is one of their project ideas – still early in conceptual design; more meetings to follow
- Drafted and emailed letter on behalf of Mayor and Committee to Highlands Council
- Spoke with conflict attorney, Matthew Morales, assigned to the Mansfield EMS case. Trying to locate some pertinent files and documents needed to file complaint.
- Spoke with the zoning officer this evening and he provided the following update: Motorly – 1st court hearing in March – hoping to get into the Board prior; Luna Farms – has 1st court hearing next Tuesday, 3/4- Mr. Silvia has spoken with the Prosecutor, who understands the importance of this case.

- Email from Mr. Capoferri of Asphalt Paving Systems – company will be performing work on Rt. 57 for DOT project- would like permission to stage equipment at 1550 Rt. 57 across from Highlands Auto Exchange
- Emailed Corey Tierney regarding the application packet for the Historic Preservation Grant, will be release mid-April and due in June; he had cc'd Kim Barnes in his office so she knows to send the Township a copy of the application when released

FINANCE/EMPLOYEE’S REPORT - Mrs. Fascenelli requested approval for the town wide yard sale to be held on May 3rd & 4th. The Committee granted approval.

ENGINEER’S REPORT - Mr. Quamme reported plans and specifications have been submitted to the NJDOT for the Snyder Road Section 2 project. Advertisement for bidding is pending their approval. The project will be bid this spring with construction early summer. Project must be awarded to a contractor by June. Three alternate bids have been included to provide more flexibility for the Committee to award.

PUBLIC PORTION

Mayor Watters opened the Public Portion of the meeting for public comments. Seeing no one else wishing to comment, the Public Portion was closed.

ORDINANCE -INTRODUCTION AND FIRST READING

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to introduce Ordinance 003-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Watters
 Nay: XXXXXX
 Absent: Farino
 Abstain: XXXXXX

ORDINANCE 003-2025

**ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
 AMENDING AND SUPPLEMENTING CHAPTER 38 OF THE TOWNSHIP CODE ENTITLED FIRE
 PREVENTION**

STATEMENT OF PURPOSE

The purpose of this Ordinance is amend and supplement Chapter 38 of the Township Code entitled Fire Prevention

WHEREAS, the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey as recommended by the Township Fire Marshal wishes to amend Chapter 38 entitled “Fire Prevention” to update the non-life hazard fee schedule and necessary regulations; and

WHEREAS, the Township Committee believes that such amendments are in the best interest of the Township and to protect the health, safety, and welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that Chapter 38- Fire Prevention is hereby amended and supplemented to update and incorporate the non-life hazard fee schedule and necessary regulations, pursuant upon the recommendation from the Township Fire Marshal.

SECTION 1

Additions to this Section shall be delineated by underline text, thusly.
 Deletions to this Section shall be delineated by strikethrough text, ~~thusly~~.

§38-3 Registration required.

A. In additions to the registrations required by the Uniform Fire Code, the following non-life hazard uses shall register with the Bureau of Fire Prevention. These uses shall be inspected once per year and shall pay an annual fee as set forth below:

<u>Use</u>	<u>Fee</u>
A — Assembly Use Group	
A-1 Eating establishment under 50	<u>\$75.00</u>
A-2 Take-out food service (no seating)	<u>\$75.00</u>
A-3 House of worship not exclusively used for religious purposes	<u>\$75.00</u>
A-4 Recreation centers, multipurpose, etc. (fewer than 50)	<u>\$100.00</u>
A-5 Courtrooms, library, fraternal organizations, condominium centers (fewer than 50)	<u>\$100.00</u>
A-6 Senior centers (fewer than 50)	\$75.00
B — Business Use Group	
B-1 Professional use one- and two-story (up to 1,000 square feet)	<u>\$75.00</u>
B-2 One- and two-story (1,001 to 2,500 square feet)	<u>\$75.00</u>
B-4 Three-to-five story (Up to 10,000 square feet)	<u>\$150.00</u>
B-5 Three-to-five story (10,001 square feet or greater)	\$190.00
C — Retail/Mercantile Use Group	
M-1 One- and two-story (less than 5,000 square feet)	\$125.00
M-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet)	\$150.00
M-4 Three- to five-story (less than 5,000 square feet)	\$200.00
M-5 Three- to five-story (more than 5,000 square feet and less than 12,000 square feet)	\$225.00
D — Manufacturing/Factory Group	
F-1 One- and two-story (less than 5,000 square feet)	\$100.00
F-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet)	\$125.00
F-4 Three- to five-story (less than 5,000 square feet)	\$175.00
F-5 Three- to five-story (more than 5,000 square feet and less than 12,000 square feet)	\$200.00
S — Storage Use Group	
S-1 One- and two-story (less than 5,000 square feet)	<u>\$100.00</u>
S-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet)	\$125.00
S-4 Three- to five-story (less than 5,000 square feet)	\$175.00
S-5 Three- to five-story (more than 5,000 square feet and less than 12,000 square feet)	\$200.00
R — Residential Use Group	
R-1 As defined in Uniform Fire Code	\$100
R-2 As defined in Uniform Fire Code	See E — Common Areas Use Group
R-3 As defined in Uniform Fire Code	See E — Common Areas Use Group
R-4 As defined in Uniform Fire Code	See E — Common Areas Use Group
U — Utilities Use Group	
U-1 Under 2,500 square feet	\$100.00
U-2 2,500 and over square feet	\$125.00

E — Common Areas Use Group

E-1 One- and two-story (less than 5,000 square feet)	\$100.00
E-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet)	\$100.00
E-3 One- and two-story (more than 12,000 square feet)	\$125.00
E-4 Three- to five-story (less than 5,000 square feet)	\$125.00
E-5 Three- to five-story (more than 5,000 square feet and less than 12,000 square feet)	\$150.00
E-6 Three- to five-story (more than 12,000 square feet)	\$200.00

F — Agricultural Use Group \$75.00

- B. Uses not classified above that are subject to the Uniform Fire Code shall be classified as business uses.
- C. Uses required to register with the state as life-hazard uses shall not be required to register under this section.
- D. Township owned buildings, buildings owned and occupied by municipal fire companies and/or rescue squads, buildings owned and occupied by nonprofit religious organizations that are used solely for religious purposes and buildings owned and occupied by nonprofit organizations used solely for nonprofit purposes shall be exempt from inspection fees.
- E. All residential uses except R-1 Uses shall be inspected in the common areas only and the fees Established for the Common Areas Use Group shall apply.
- F. Failure to pay registration fee shall result in a penalty of double the outstanding registration fee, in addition to the initial registration fee.

SECTION II:

§ 38-4 Enforcement, violations and penalties.

Enforcement, violations and penalties shall be managed in conformity with the Uniform Fire Safety Act, the Uniform Fire Code and all other laws of the State of New Jersey.

§ 38-5 Fees.

All state permit fees and Fire Code status fees shall be as established by the Uniform Fire Code, ***N.J.A.C. 5:70-1.1*** et seq. except for the following as permitted by ***N.J.A.C 5:70-2.9(f)***

- A. Certificate of smoke alarm, carbon monoxide alarm, portable fire extinguisher compliance (CSDCMAC) certificate:
 - 1. Requests for a CSACMAC received more than 10 business days prior to the change of occupant: \$40;
 - 2. Requests for a CSACMAC received four to 10 business days prior to the change of occupant: \$70;
 - 3. Requests for a CSACMAC received fewer than four business days prior to the change of occupant: \$125.00.
 - 4. The fee for each additional inspection after failure(s) of Subsection A(1), (2), or (3) above shall be the same as the fee for the initial inspection.
 - 5. Failure to obtain a certificate of smoke alarm, carbon monoxide alarm and portable fire extinguisher Compliance (CSDCMAC) shall result in a fine of \$250.

- B. In addition to requirements established by the Uniform Fire Code ***N.J.A.C. 5:70-2.3*** and ***N.J.A.C. 5:70-4.19***, a portable fire extinguisher shall be installed in accordance with the following:
 - 1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
 - 2. The extinguisher shall be readily accessible and not obstructed from view;
 - 3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating

- instructions are clearly visible;
4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
 5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
 6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past twelve (12) months or the seller must have a receipt for a recently purchased extinguisher; and
 7. The top of the extinguisher shall not be more than five feet above the floor.
 8. Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than one hundred twenty five (125) consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.

C. Failure to pay application fee for permit shall result in a penalty of double the application fee, in addition to the initial application fee.

SECTION III.

Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Mansfield inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION IV.

Severability. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged to be unconstitutional or invalid by a court of competent jurisdiction the remainder of this Ordinance shall remain in full force and effect.

SECTION V.

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

RESOLUTIONS (TAKEN SEPARATELY)

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution 075-2025.

RECORDED VOTE

Aye:	Hayes, Mc Guinness, Mora Dillon, Watters
Nay:	XXXXXX
Absent:	Farino
Abstain:	XXXXXX

RESOLUTION 075-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY
AUTHORIZING PAYMENT OF MUNICIPAL OBLIGATIONS**

WHEREAS, the Township Committee of the Township of Mansfield, County of Warren, finds and declares that certain municipal obligations have come due and are now payable; and

WHEREAS, the Township Committee further finds and declares that said obligations have been itemized on the annexed schedules, which are hereby deemed part of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey does hereby authorize payment of said municipal obligations, in accordance with

the recommendations of the Temporary Chief Financial Officer and the Deputy Treasurer, from the following accounts and in the following amounts:

BILLS LIST	
CURRENT- 4-01	\$ 47,169.31
CURRENT- 5-01	\$ 74,910.63
FEDERAL AND STATE GRANT FUND	\$ 2,222.50
OPEN SPACE TRUST	\$ 374.40
DEVELOPER'S ESCROW	\$ 32,469.25
TAX PREMIUM	\$ 7,600.00
TOTAL	\$ 164,746.09

Mr. Mc Guinness, seconded by Mrs. Mora Dillon made a motion to adopt Resolution 076-2025.

RECORDED VOTE

Aye: Mc Guinness, Mora Dillon, Watters
 Nay: XXXXXX
 Absent: Farino
 Abstain: Hayes

RESOLUTION 076-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN,
 STATE OF NEW JERSEY PAYMENT OF MUNICIPAL OBLIGATION – BROSCIOUS, FISHER, & ZAITER**

WHEREAS, Purchase Order # 24-00925, in the amount of \$ 2,400.00, was pulled from Resolution 060-2025 at the Township meeting on February 12, 2025, due to lack of quorum for the majority vote.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, in the County of Warren and State of New Jersey that Purchase Order # 24-00925 in the amount of \$ 2,400.00, payable to Broschious, Fisher & Zaiter for legal services therefore be paid.

Mr. Hayes, seconded by Mr. Mc Guinness made a motion to adopt Resolution 077-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Watters
 Nay: XXXXXX
 Absent: Farino
 Abstain: XXXXXX

RESOLUTION 077-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW
 JERSEY AUTHORIZING CONTRACT WITH JERSEY PROFESSIONAL MANAGEMENT FOR TEMPORARY
 CHIEF FINANCIAL OFFICER SERVICES**

WHEREAS, due to the resignation of the current Temporary Chief Financial Officer, the Township of Mansfield is need of the services and assistance of a Chief Financial Officer as defined by *N.J.S.A. 40A:9-140.10*. ; and;

WHEREAS, the Township Committee of the Township of Mansfield deems it in the best of the Township to contract with Jersey Professional Management for services of a Chief Financial Officer until a permanent replacement can be hired; and

WHEREAS, the Township has received a proposal dated February 4, 2025 from Jersey Professional

Management of Scotch Plains, New Jersey to provide an individual who can serve as the Temporary Chief Financial Officer until one is employed by the Township; and

WHEREAS, the Qualified Purchasing Agent of the Township has reviewed the proposal and required pay to play documentation and authorizes to award as a non-fair and open contract under the New Jersey Public Contracts Law; and

WHEREAS, the Asst. CFO has certified to the Township Committee that there are sufficient funds available under Finance S/W Consultant: 5-01-20-130-0000-1103 \$4,608.00 and Finance Prof. Services: 5-01-20-130-0000-4128 \$34,272.00 in an amount not to exceed \$38,880.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Mansfield hereby authorize the Mayor and Township Clerk to execute the attached Proposal with Jersey Professional Management of Scotch Plains, New Jersey to provide the services of a Chief Financial Officer for a twelve (12) week commitment with a not to exceed amount of \$38,880. A copy of the proposal, which outlines the services to be provided, schedule of work to be performed and related fees is available in the Township Clerk's office for public inspection.

Mrs. Mora Dillon, seconded by Mr. Mc Guinness made a motion to adopt Resolution 078-2025.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Watters
Nay: XXXXXX
Absent: Farino
Abstain: XXXXXX

RESOLUTION 078-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY APPOINTING DONNA MOLLINEAUX AS PART TIME TEMPORARY CHIEF FINANCIAL OFFICER

WHEREAS, pursuant to *N.J.S.A. 40A:9-140.10*, in every municipality there shall be a chief financial officer appointed by the governing body of the municipality; and

WHEREAS, the Township Committee deems it to be in the best interests of the Township of Mansfield to appoint Donna Mollineaux through Jersey Professional Management as the Temporary Chief Financial Officer; and

WHEREAS, Ms. Mollineaux shall serve on a temporary part-time basis and shall be scheduled to work a maximum of twenty four (24) hours per week for a twelve (12) week commitment with that time required to be in the office as outlined in the proposal submitted by Jersey Professional Management.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, hereby appoints Ms. Donna Mollineaux of Jersey Professional Management to serve as the Part-Time Temporary Chief Financial Officer for the Township of Mansfield with a work schedule as stated herein effective February 26, 2025.

NOW, THEREFORE BE IT FURTHER RESOLVED, this position is classified as part-time and is not eligible to participate in the medical benefits program or paid vacation or personal time off.

CONSENT AGENDA – PUBLIC PORTION

Mayor Watters opened the Public Portion of the meeting for comments on the Consent Agenda. Seeing none, the Public Portion for Consent Agenda was closed.

CONSENT AGENDA/RESOLUTIONS

The following Resolutions #079-2025 through #088-2025 as filed in the Township Clerk’s Office, were adopted on motion by Mr. Hayes and seconded by Mr. Mc Guinness.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Watters
Nay: XXXXXX
Absent: Farino
Abstain: XXXXXX

RESOLUTION 079-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO STORMWATER COMPLIANCE SOLUTIONS, LLC FOR WORK TO MEET THE MUNICIPAL OBLIGATIONS UNDER THE NEW TIER A MUNICIPAL PERMIT

WHEREAS, the Township Committee of the Township of Mansfield, County of Warren, needs to hire a professional firm so that the Township of Mansfield can meet and maintain the municipal obligations as required under the Tier A Municipal Permit; and

WHEREAS, a purchase that is not awarded under State contract can be awarded by the QPA under the Non-Fair and Open Award process when the total contract exceeds \$17,500 but does not exceed the Township’s bid threshold of \$44,000; and

WHEREAS, Stormwater Compliance Solutions has submitted the following documentation in compliance with the awarding of a contact under the New Jersey Pay to Play Law within 10 days of the awarding of the contract;

- a. Business Entity Disclosure Certification for Non-Fair and Open Contracts which certifies that Stormwater Compliance Solutions, LLC has not made any reportable contributions to a political or candidate committee in the Township of Mansfield in the previous one year,
- b. Stockholder Disclosure Certification
- c. 271 Political Contribution Disclosure Form (required per N.J.S.A. 19:44A-20.26)
- d. Non-collusion affidavit

WHEREAS, the Temporary Chief Financial Officer has certified that funds will be available in the Current Fund, account number, 5-01-26-290-0000-1003; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey does hereby award a contract to Stormwater Compliance Solutions not to exceed the amount of \$44,000 for work to meet and maintain the municipal obligations as required by the Tier A municipal permit under the provision of the Non-Fair and Open Process and that Stormwater Compliance Solutions is in compliance with the New Jersey Pay to Play Law per the above.

RESOLUTION 080-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY DESIGNATING OFFICIALS AUTHORIZED TO SIGN TOWNSHIP CHECKS

BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that each check of the Township of Mansfield be signed by two (2) of the following and that they hereby are authorized to sign the same.

- Mayor, Joseph Watters
- Township Municipal Clerk, Wendy Barras
- Temporary Chief Financial Officer, Donna M. Mollineaux
- Assistant Chief Financial Officer, JoAnn Fascenelli

RESOLUTION 081-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY APPOINTING CERTIFYING OFFICER FOR DIVISION OF PENSIONS AND BENEFITS

WHEREAS, the State of New Jersey, Department of Treasury, Division of Pensions and Benefits requires all municipalities to designate a Certifying Officer and Supervising Certifying Officer to certify the accuracy and validity of all documents and forms sent to the Division of Pensions and Benefits.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, in the County of Warren, State of New Jersey as follows, effectively immediately:

1. The Certifying Officer for the Township of Mansfield Public Employees Retirement System and Police and Fire Retirement System shall be JoAnn Fascenelli, Assistant CFO;
2. The Supervising Certifying Officer for the Township of Mansfield Public Employees Retirement System and Police and Fire Retirement System shall be Donna Mollineaux, Temporary Chief Financial Officer;
3. A certified copy of this resolution shall be filed with the State of New Jersey, Department of Treasury, Division of Benefits of Pensions.

RESOLUTION 082-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING REFUND OF DRIVEWAY ESCROWS TO RYAN HOMES AS LISTED BELOW

WHEREAS, Ryan Homes issued checks in the amount \$ 700.00, for each driveway escrow; and

WHEREAS, there are balances in the below driveway escrow accounts; and

WHEREAS, the Township Engineer has determined that the following driveway escrows can be refunded:

<u>ADDRESS</u>	<u>BOND AMOUNT</u>
45 Redwood Run	\$ 408.75
41 Redwood Run	\$ 287.50
39 Redwood Run	\$ 525.00
37 Redwood Run	\$ 193.00
27 Redwood Run	\$ 525.00
1 Mountain View Lane	\$ 455.00
3 Mountain View Lane	\$ 408.75
5 Mountain View Lane	\$ 420.00
2 Middle Lane West	\$ 123.00
4 Middle Lane West	\$ 525.00
TOTAL	\$3,871.00

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund the amount of

\$ 3,871.00 to Ryan Homes.

RESOLUTION 083-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING REFUND OF DRIVEWAY BONDS TO RYAN HOMES AS LISTED BELOW

WHEREAS, Ryan Homes issued checks in the amount \$ 1,500.00, for each driveway bond; and

WHEREAS, the Township Engineer has determined that the following driveway bonds can be refunded:

<u>ADDRESS</u>	<u>BOND AMOUNT</u>
45 Redwood Run	\$ 1,500.00
41 Redwood Run	\$ 1,500.00
39 Redwood Run	\$ 1,500.00
37 Redwood Run	\$ 1,500.00
27 Redwood Run	\$ 1,500.00
1 Mountain View Lane	\$ 1,500.00
3 Mountain View Lane	\$ 1,500.00
5 Mountain View Lane	\$ 1,500.00
2 Middle Lane West	\$ 1,500.00
4 Middle Lane West	\$ 1,500.00
TOTAL	\$15,000.00

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund the amount of \$ 15,000.00 to Ryan Homes.

RESOLUTION 084-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY TO AUTHORIZE A REFUND OF DRIVEWAY ESCROW BALANCE FOR 19 BRANTWOOD TERRACE

WHEREAS, T3 Innovations, Inc. issued check # 491 dated May 11, 2020, to the Township of Mansfield for a driveway escrow (19 Brantwood Terrace); and

WHEREAS, there remains a balance of \$ 280.00 in the escrow account; and

WHEREAS, the Acting Department of Public Works Supervisor has verified that the driveway at 19 Brantwood terrace is paved.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund \$ 280.00 to T3 Innovations, Inc.

RESOLUTION 085-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF A LANDSCAPING & GRADING BOND FOR 113 MOUNTAIN VIEW LANE

WHEREAS, in accordance with the August 9, 2016, Developer's Agreement between the Township of Mansfield and Meadows at Mansfield, LLC. (Section 3.4) no Certificate of Occupancy temporary or permanent, shall be issued until completion of all required improvements for that applicable Certificate of Occupancy has been certified to the Township Committee by the Township Engineer; and

WHEREAS, the Township Engineer has determined that the developer has not completed all the necessary landscaping & grading at 113 Mountain View Lane in accordance with the site plan and is required to post a Landscaping & Grading Bond with the Township of Mansfield; and

WHEREAS, Ryan Homes, the developer of the property located at 113 Mountain View Lane has submitted check number 732348 in the amount of \$ 1,500.00 representing the landscaping & grading bond; and

WHEREAS, the Township Engineer has recommended the acceptance of said payment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, that the landscaping & grading bond stated above submitted by Ryan Homes is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the developer.

RESOLUTION 086-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF A LANDSCAPING & GRADING BOND FOR 108 MOUNTAIN VIEW LANE

WHEREAS, in accordance with the August 9, 2016, Developer's Agreement between the Township of Mansfield and Meadows at Mansfield, LLC. (Section 3.4) no Certificate of Occupancy temporary or permanent, shall be issued until completion of all required improvements for that applicable Certificate of Occupancy has been certified to the Township Committee by the Township Engineer; and

WHEREAS, the Township Engineer has determined that the developer has not completed all the necessary landscaping & grading at 108 Mountain View Lane in accordance with the site plan and is required to post a Landscaping & Grading Bond with the Township of Mansfield; and

WHEREAS, Ryan Homes, the developer of the property located at 108 Mountain View Lane has submitted check number 732349 in the amount of \$ 1,500.00 representing the landscaping & grading bond; and

WHEREAS, the Township Engineer has recommended the acceptance of said payment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, and the State of New Jersey, that the landscaping & grading bond stated above submitted by Ryan Homes is hereby accepted. The Township Municipal Clerk is authorized and directed to forward a copy of this resolution to the developer.

RESOLUTION 087-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING LIEN REDEMPTION- BLOCK 3001 Lot 12

WHEREAS, the Tax Collector of the Township of Mansfield has advised the Committee that the following property has been redeemed and the money due thereon paid to the Township of Mansfield Tax Collector;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, this 26th day of February, 2025, that payment in the amount of \$ 28,656.58, is to

be made to the certificate holder as noted:

CERTIFICATE HOLDER

Trystone Capital Assets, LLC
P.O. Box 1030
Brick, NJ 08723

BLOCK/LOT

Block 3001 Lot 12

CERT #

22-00025

Lien Redemption \$ 21,056.58
Premium \$ 7,600.00

RESOLUTION 088-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING A TO REFUND MR. JOHN TATE JR.

WHEREAS, the Township of Mansfield requested payment from Mr. Tate in order to offset the cost of his 2024, State Health Insurance; and

WHEREAS, Mr. Tate issued check number 114, dated December 31, 2024, in the amount of \$ 2,000.00; and

WHEREAS, the Finance Department has been notified by the State of New Jersey, Division of Pension that Mr. Tate will issue payment directly to the State.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey that the Township Finance Office be authorized to refund \$ 2,000.00 to Mr. John Tate, Jr.

RESOLUTION 089-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY SUPPORTING PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES

WHEREAS, the sunset provision of March 1, 2025 imposed under P.L. 2024 c. 106 is fast approaching in what was a temporary solution that allowed local governments to comply with the public notice requirements under the law in time for annual reorganization meetings in January; and

WHEREAS, local government officials serve as the stewards of property taxpayer dollars and should no longer be required to subsidize the newspaper industry with revenues collected from publishing legal notices in the press; and

WHEREAS, long before NJ Advanced Media's announcement that it was terminating daily print publications in January of 2025, local government officials have found it increasingly difficult to comply with the public notice requirements under the law as the media has become almost exclusively digitized and struggled to retain staff, resources, and publications; and

WHEREAS, legislation that will authorize local governments to publish legal notices on a local government's official website will streamline an antiquated and overly burdensome process and save valuable time, resources, and property taxpayer dollars; and

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, in fact, hereby urge state leaders to pass legislation that will authorize

municipalities, counties, school districts, and all local governments to publish legal notices in a clear, transparent, and timely manner on a local government's official website.

NOW, THEREFORE BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be sent to Governor Phil Murphy, Senate President Nicholas Scutari, Speaker of the General Assembly, Craig Coughlin, Senator Douglas Steinhardt, Assemblyman John DiMaio, and Assemblyman Erik Peterson, and the New Jersey State League of Municipalities.

NEW BUSINESS: None

COMMITTEE PERSON COMMENTS: None

EXECUTIVE SESSION

Mr. Hayes, seconded by Mr. Mc Guinness, made a motion to adopt Resolution #090-2025 for an Executive Session of the Township Committee.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Watters
Nay: XXXXXX
Absent: Farino
Abstain: XXXXXX

Mr. Baldwin announced the following to be discussed in Executive Session:

Attorney Client Privilege

Potential Non- Binding Referenda – Sale, Manufacturer, Growing – Cannabis
Bike Path Property lot lines
Brantwood Ter.
Mansfield Township Fire Co. – Lease- Old DPW Building
Plowing/Salting of Smith Rd.

Police Dept. – Squatting – Private Property

RESOLUTION 090-2025

RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING EXECUTIVE SESSION OF THE TOWNSHIP COMMITTEE

WHEREAS, the Township Committee of the Township of Mansfield is authorized, pursuant to N.J.S.A. 10:4-12 to exclude the public from that portion of this meeting for purposes of discussing specific matters as permitted by N.J.S.A. 10:4-12; and;

WHEREAS, the Township Committee of the Township of Mansfield intends to discuss certain matters which are deemed confidential pursuant to N.J.S.A. 10:4-12, in Executive Session; and

WHEREAS, at this time the Township Committee of the Township of Mansfield cannot determine the time when the discussion to be held in Executive Session will be made public, but will disclose the minutes of the Executive Session when the need for confidentiality no longer exists.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that this meeting shall be adjourned to an Executive Session and the public will be excluded in order that the Township Committee of the Township of Mansfield may discuss the items listed

below:

Attorney Client Privilege

Potential Non- Binding Referenda – Sale, Manufacturer, Growing – Cannabis
Bike Path Property lot lines
Brantwood Ter.
Mansfield Township Fire Co. – Lease- Old DPW Building
Plowing/Salting of Smith Rd.

Police Dept. – Squatting – Private Property

At approximately 7:48 p.m., the Committee went into Executive Session.

RETURN TO REGULAR SESSION

On a motion by Mr. Hayes, seconded by Mr. Mc Guinness, the Township Committee voted to return to public session at approximately 8:25 p.m.

RECORDED VOTE

Aye: Hayes, Mc Guinness, Mora Dillon, Watters
Nay: XXXXXX
Absent: Farino
Abstain: XXXXXX

Mr. Baldwin announced the following discussed in Executive Session:

Attorney Client Privilege

Potential Non- Binding Referenda – Sale, Manufacturer, Growing – Cannabis
Bike Path Property lot lines
Brantwood Ter.
Mansfield Township Fire Co. – Lease- Old DPW Building
Plowing/Salting of Smith Rd.


Police Dept. – Squatting – Private Property

Copies of these minutes will be available at such time the Committee determines there is no longer a harm to the public interest. There was no official action resulting from Executive Session.

Mr. Mc Guinness stated the Environmental Commission is looking for approval to place a pollinator garden at Caffereta Park.

There being no further business, Mr. Hayes made a motion to adjourn. All present were in favor. The meeting was adjourned at approximately 8:27 p.m.

Attest,


Wendy Barras, R.M.C.
Township Municipal Clerk